



CITY OF LODI COUNCIL COMMUNICATION

AGENDA TITLE Public Hearing to Consider the Building Division Cost Analysis Study and Adopt Fee Schedule

MEETING DATE: March 4, 2009

PREPARED BY: Community Development Director

RECOMMENDED ACTION: Consider and adopt the Building Division Cost Analysis Study and Fee Schedule.

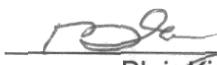
BACKGROUND INFORMATION: In October 2007, the Community Development and Finance Departments prepared a Cost Analysis Study to determine the fully burdened cost of providing the various services within the Building Division. It was noted at the time that the revenues for the Division were not keeping pace with the costs. After meeting with the Building Industry Association of the Delta, it was determined that a more detailed study was necessary in order to meet the current requirements for such analysis. The type of work included a time and motion study which attributes the hours required to carry out the required functions.

In August 2008, the City contracted with the firm **MGT** of America to prepare a cost of services analysis that would meet legal requirements and methodology outlined by the BIA. The analysis included 1) fiscal analysis by project size; 2) fully burdened hourly rate calculation; and 3) comparison analysis to similarly sized jurisdictions within our region. Once the draft study was completed, staff met with John Beckman; the Chief Executive Officer of the Building Industry Association of the Delta along with many of its members from Lodi. We discussed the Cost Analysis Study, answered members' questions and gave them several weeks to review the study. We received a letter (attached) from Mr. Beckman prior to the Council shirtsleeve meeting. The BIA found no errors in the assumptions, calculations or methods. The BIA feels that the analysis seems to have been conducted in a reasonable manner with a thorough investigation into actual cost to the City for services provided.

This item was presented to the City Council at a shirtsleeve on February 10, 2009. At that meeting staff presented the methodology and analysis of the Building Division's revenues. Additionally, we posed three policy questions for the Council to consider in advance of this hearing. Those questions and staffs perspectives relating to these questions are indicated below.

Is the level of service provided adequate? Perhaps the first and most important question that should be asked relates to the level of service provided. In other words, are we doing a satisfactory job? The cost analysis that is being presented assumes that the number of personnel and the various functions that they carry out is appropriate for the amount of work currently undertaken.

APPROVED: _____


Blair King, City Manager

What should be the percentage of cost recovery for the Division? Current cost recovery ranges from 22 percent – 93 percent depending on project valuation. As the Council is aware, the Division is part of the Community Development Fund. The Fund was set up as an enterprise in order to better balance the services provided with the revenues charged. It is not appropriate to collect the full cost of the Division through fee revenue as there is a percentage of the time that is devoted to providing service to the general public. This amount of time should be compensated for by the General Fund as a transfer. It is our opinion that approximately 10 percent of the overall **cost** is related to non recoverable expense. In addition, we are recommending that the lowest value projects (those below \$2,000) be further subsidized by the General Fund. **We feel** this is prudent for public safety purposes. The **concern otherwise** is that many people will forego the requirement for plan review and permit if the cost of the permit is close to or exceeds the value of the project. For some activities like re-roof permits and water heaters we are recommending a flat rate fee.

What should be the timing of a fee increase? We are showing the full recommended increase within the attachments and Resolution. Nevertheless, we do realize that raising fees in this economic climate may **be** a disincentive to development activity. As such, we are recommending that the Council take the action to increase the fees with an effective date of July 1, 2009 to coincide with the beginning of the fiscal year.

As the City Council will note, the current fee structure is not recovering the actual cost of service. As a result, a fee increase is justified to prevent the General Fund from subsidizing private development.

FISCAL IMPACT: NIA

FUNDING AVAILABLE: NIA



Konradt Bartlam
Interim Community Development Director

Attachments:

1. Exhibit "A" – Building Fees Collected at Permit Issuance
2. Fee Study
3. MGT of America Company profile
4. Letter from John Beckman, BIA of the Delta
5. Resolution



BUILDING FEES COLLECTED AT PERMIT ISSUANCE

CITY OF LODI, COMMUNITY DEVELOPMENT DEPARTMENT, 221 W. PINE ST., LODI, CA 95240

PHONE: (209) 333-6714 FAX: (209) 333-6842

Building Permit Fee	Table 1A (page 3)
Building Plan Check Fee	65% 60% of building permit fee Table 1A
Plumbing	Miscellaneous Table 1-1 (page 5)
Electrical	Miscellaneous Table 3-A (page 7)
Mechanical	Miscellaneous Table 1-A (page 9)
Disabled Access	5% 10% of building permit fee
Energy	5% 10% residential and 10% non-residential
Plan Maintenance	5% 10% of building permit fee (non-residential only.)
Strong Motion Inst. Fee	Valuation x 0.0001
Fire Inspection	25% of building permit fee
Fire Plan Check	25% of building plan review fee
Zoning Plan Check Fee	\$350 Commercial/Industrial \$100 Residential \$50 Additions/Accessories
S.J. Co. Facilities Fee	\$1,594 per SFD \$1,366 per Multi-Family Dwelling \$0.36 per Sq. Ft. Retail Commercial \$0.32 per Sq. Ft. Office Commercial \$0.18 per Sq. Ft. Industrial
Regional Transportation Impact Fee	\$2,837.23 per SFD \$1,702.34 per Multi-Family Dwelling \$1.13 per Sq. Ft. Retail Commercial \$1.43 per Sq. Ft. Office Commercial \$0.85 per Sq. Ft. Industrial
2009 Updated Habitat Fees	Multi-Purpose Open Space Pay Zone A: \$7,052.00 Natural Pay Zone B: \$14,104.00 Agriculture Pay Zone B: \$14,104.00 Vernal Pool –Uplands Pay Zone C: \$40,565.00 Vernal Pool –Wetted Pay Zone F: \$78,353.00

BUILDING PERMIT FEES**TABLE NO. 1-A**

TOTAL VALUATION	FEES <i>The building permit fees for new construction include Mechanical, Plumbing and Electrical, There is a 20 percent reduction in value if the building is a shell.</i>
\$1.00 to \$500	\$50.00 \$75.00
\$501 to \$2,000	\$50.00 \$96.00 for the first \$500 plus \$1.30 \$7.13 each additional \$100 or fraction thereof, to and including \$2,000.
\$2,001 to \$25,000	\$69.50 \$203.00 for the first \$2,000 plus \$14.00 \$21.86 for each additional thousand or fraction thereof to and including \$25,000.
\$25,001 to \$50,000	\$391.50 \$706.00 for the first \$25,000 plus \$10.10 \$15.44 for each additional thousand, or fraction thereof, to and including \$50,000.
\$50,001 to \$100,000	\$644.00 \$1,092.00 for the first \$50,000 plus \$7.00 \$3.84.00 for each additional thousand, or fraction thereof, to and including \$100,000.
\$100,001 to 500,000	\$994.00 \$1,284.00 for the first \$100,000 plus \$5.60 \$10.54 for each additional thousand, or fraction thereof. to and including \$.500,000
\$500,001 to \$1,000,000	\$3,234.00 \$5502.00 for the first \$500,000 plus \$4.75 \$4.63 for each additional thousand or fraction thereof, to and including \$1,000,000.
\$1,000,001 and up	\$5,609.00 \$7,817.00 for the first \$1,000,000 plus \$3.15 for each additional thousand or fraction thereof.

OTHER INSPECTION FEES AND REFUNDS:

1. Inspections outside of normal business hours (Minimum charge - 3 hours)	\$65.00 \$203.00 per hour..
2. Reinspection fee assessed under provision of Section 108.8	\$50.00 \$135.00 each
3. Inspection for which no fee is specifically indicated	\$50.00 \$135.00 per hour.
4. Additional plan review required by changes, additions or revisions to approved plans. (Minimum charge - one half hour)	\$65.00 \$135.00per hour.
5. Special inspections required by owners, real estate agencies, or loan agencies to determine compliance to the Building Code in effect at the time of construction: First hour Each additional hour	\$80.00 \$135.00 \$34.00 \$68.00
6. Refunds on all permits shall be subject to an administrative processing fee	\$35.00
7. Board of Appeals Fee	\$250.00
8. Demolition Permit	\$60.00 \$135.00

9. Manufactured Home, Commercial Coach	The fee shall be one half (1/2) of the valuation set out in Table No. 1-A. \$583.00 set fee
10. Maintenance of Building Plans	Fees to comply with Section 19850, Part 7 of the Health and Safety Code of the State of California. All new non-residential building plans, except agricultural buildings: Five percent (5%) (10%) of the building permit fee.
11. Disabled Access Surcharge	Multi-family residential disabled access surcharge shall be five ten percent (5%) (10%) of the building permit fee. Commercial disabled access surcharge shall be five percent (5%) (10%) of the building permit fee.
12. Energy Compliance Surcharge	Residential energy compliance surcharge shall be five ten percent (5%) (10%) of the building permit fee. Commercial energy compliance surcharge shall be ten percent (10%) of the building permit fee.
13. Plan Checking Fees	The plan checking fees for all buildings shall be sixty-five percent (65%) (60%) of the building permit fee, as set forth in this schedule.
14. Re-Roof Residential	\$141.00 -\$290.00 Set fee
15. Re-Roof Commercial	\$141.00 -\$370.00 Set fee
16. Pool	Based on Value plus plumbing, Mechanical, Electrical, fees. \$840.00 set fee
17. Pool & spa	Based on Value plus plumbing, Mechanical, Electrical, fees. \$910.00 set fee
18. Spa	Based on Value plus plumbing, Mechanical, Electrical, fees. \$455.00 set fee
19. Water heater	\$35.00 -\$150.00
20. Reinstatement Fee: if permit is not finalized within two-year period, the reinstatement fee varies according to how complete the project is. The following schedule shall be followed for reinstatement fees.	Passed Foundation inspection: 75% of original building permit fee Passed frame inspection: 50% of original building permit fee Passed drywall inspection: 25% of original building permit fee
21. Temporary Certificate of Occupancy	\$000.00 -\$270.00
22. Permit Extension	\$000.00 -\$195.00
23. Authorization to Connect Inspection	\$50.00 \$135.00
Certificate of Occupancy issued with an Authorization to connect.	\$50.00 -\$68.00

PLUMBING PERMIT FEES**TABLE NO. 1-1**

For issuing each permit	\$ 30.00 \$68.00
In addition:	
1. For each plumbing fixture or trap or set of fixtures on one trap (including water, drainage piping and backflow protection therefore)	\$5.00
2. For each building sewer	\$10.00
3. Solar heaters	\$15.00
4. Rainwater systems-per drain	\$ 5.00
5. For each fire hydrant (first one) (each additional)	\$170.00 \$ 45.00
6. For each private sewage disposal system	\$25.00
7. For each heater and/or vent	\$ 5.00
8. For each gas piping system of one (1) to five (5) outlets	\$ 7.00
9. For each gas piping system of six (6) or more, per outlet	\$ 2.00
10. For each industrial waste pre-treatment interceptor, including its trap and vent, excepting kitchen-type grease interceptors functioning as fixtures traps	\$30.00
11. For installation, alteration or repair of water piping and/or water treating equipment	\$ 7.00
12. For repair or alteration of drainage or vent piping	\$ 7.00
13. For each lawn sprinkler system on any one meter, including backflow protection devices therefore	\$ 7.00
14. For vacuum breakers or backflow protective devices on tanks, vats, etc. or floor installation on plumbing fixtures including necessary water piping: One (1) to five (5) Over five (5), each	\$ 7.00 \$ 1.50
15. Gasoline storage tanks	\$30.00
16. For new alterations to single or multi-family building, the following flat rate shall may apply	\$ 0.045 per SF
17. Fire sprinkler systems shall be based on value charged according to the fee schedule of Section 15.04.030 of the Code of the City of Lodi	
18. Gas piping pressure test (PG&E)	\$15.00
19. Swimming pools	\$20.00
OTHER INSPECTION FEES AND REFUNDS:	

1. Inspections outside of normal business hours (Minimum charge-3 hours)	\$ 65.00 \$203.00 per hour
2. Reinspection fee	\$ 50.00 \$135.00 per hour
3. Inspections for which no fee is specifically indicated	\$ 50.00 \$135.00per hour
4. Additional plan review required by the Building Official (Minimum charge – one-half hour)	\$50.00 \$135.00 per hour
5. Refunds on all permits shall be subject to a \$35.00 administrative processing fee.	\$35.00

ELECTRICAL PERMIT FEES
TABLE NO. 3-A

1. For issuing permits, a fee shall be paid for issuing each permit in addition to all other charges specified in this section	\$20.00 \$68.00
2. For wiring outlets at which current is used or controlled	\$1.00
3. For fixtures, sockets, or other lamp holding devices less than eighteen inches apart	\$1.00
4. For each five feet or fraction thereof multi-outlet assembly	\$1.00
5. For electric discharge lighting fixtures	\$2.00
6. Mercury vapor lamps and equipment	\$2.00
7. Heaters	\$4.00
8. X-ray machines	\$5.00
9. Swimming pools	\$30.00
10. Electric ranges, range top and ovens, clothes dryers, water heaters	\$5.00
11. For fixed motors, transformers, welder, rectifier, air conditioners and other miscellaneous equipment or appliances shall be that given in the following table for the rating thereof;	
Up to and including 1 hp	\$5.00
Over 1 and not over 5	\$7.00
Over 5 and not over 20	\$10.00
Over 20 and not over 50	\$15.00
Over 50 and not over 100	\$20.00
Over 100 – Each motor per hp	\$0.20
12. For any equipment or appliance containing more than one motor or other current consuming components in addition to the motor or motors, the combined electrical ratings, converted to KVA of all shall be used to determine the fee; for the purposed of this subsection one H.P. or one KW is equivalent to one KVA.	
13. The fees for a change of location or replacement of equipment on the same premises shall be the same as that for a new installation. However, no fees shall be required for moving any temporary construction motor from one place to another on the same site during the time of actual construction work after a permit has once been obtained.	
14. For switchboards the fees for installing, changing, replacing, relocating, or reinstalling a switchboard, or for additions to an existing switchboard shall be as follows:	
a) 600 volts and less	
First switchboard section	\$20.00
Each additional section	\$10.00
b) Over 600 volts	\$30.00
Each additional section	\$15.00
15. For distribution panels the fee for each distribution panel, panelboard, or	\$10.00

motor control panel that is installed, changed, replaced, relocated or reinstalled	
<p>16. For service installations, the installation of each set of service conductors and equipment, including changing, replacing or relocating existing service equipment, the fees shall be as shown in the following table:</p> <p>Type of Service Under 600 Volts (Including One Meter)</p> <p>0 to 100 Amperes \$10.00</p> <p>101 to 200 Amperes \$20.00</p> <p>201 to 500 Amperes \$30.00</p> <p>501 to 1200 Amperes \$40.00</p> <p>Over 1200 Amperes \$75.00</p> <p>All services over 600 volts \$75.00</p> <p>For each additional meter \$2.00</p>	
17. For alterations to a single family dwelling on new construction work, the following flat rate shall may apply to service panels, all outlets, range, dryer, and other miscellaneous circuits	\$0.035 per SF
18. For alterations to a multi family building on new construction work, the following flat rate shall may apply to subpanels, all outlets, range, dryer, and any other miscellaneous circuits	\$0.035 per SF
19. Signs	\$15.00 each
20. Inspections of damaged service	\$20.00
No permit shall be issued to any person unless all fees due are paid in full.	
OTHER INSPECTION FEES AND REFUNDS	
1. Inspections outside of normal business hours (Minimum charge-3 hours)	\$45.00 \$ 203.00 per hour
2. Reinspection fee	\$35.00 \$135.00
3. Inspections for which no fee is specifically indicated	\$34.00 \$135.00per hour
4. Additional plan review required by changes, additions or revisions to approved plans (Minimum charge—one-half hour)	\$34.00 \$135.00per hour
5. Refunds on all permits shall be subject to a \$35.00 administrative processing fee.	\$35.00

MECHANICAL PERMIT FEES**TABLE NO. 1-A**

1. For the issuance of each permit	\$30.00 \$68.00
2. For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance, up to and including 100,000 BTUs	\$15.00
3. For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance, over 100,000 BTU's to and including 500,000 BTUs	\$20.00
4. For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance, over 500,000 BTU's	\$25.00
5. For the installation or relocation of each floor furnace, including vent	\$15.00
6. For the installation or relocation of each suspended heater, recessed wall heater or floor-mounted unit heater	\$15.00
7. For the installation, relocation or replacement of each appliance vent installed and not included in an appliance permit	\$10.00
8. For the repair of, alteration of, or addition to each heating appliance, refrigeration unit, cooling unit, absorption unit, or each heating, cooling, absorption, or evaporative cooling system, including installation of controls regulated by this code	\$15.00
9. For the installation or relocation of each boiler or compressor to and including three horsepower, or each absorption system to and including 100,000 BTU's	\$15.00
10. For the installation or relocation of each boiler or compressor over three horsepower to and including 15 horsepower, or each absorption system over 100,000 BTU's to and including 500,000 BTU's	\$25.00
11. For the installation or relocation of each boiler or compressor over 15 horsepower to and including 30 horsepower, or each absorption system over 500,000 BTU's and including 1,000,000 BTU's	\$30.00
12. For the installation or relocation of each boiler or compressor over 30 horsepower to and including 50 horsepower, or each absorption system over 1,000,000 BTU's to and including 1,750,000 BTU's	\$45.00
13. For the installation of or relocation of each boiler or refrigeration compressor over 50 horsepower, or each absorption system over 1,750,000 BTU's	\$70.00
14. For each air handling unit to and including 10,000 cubic feet per minute, including ducts attached thereto Note: This fee shall not apply to an air-handling unit which is a portion of a factory assembled appliance, cooling unit, evaporative cooler or absorption unit for which a permit is required elsewhere in this code.	\$10.00
15. For each air handling unit over 10,000 cubic feet per minute	\$15.00

16. For each evaporative cooler other than portable type	\$10.00
17. For each ventilation fan connected to a single duct	\$10.00
18. For each ventilation system which is not a portion of any heating or air conditioning system authorized by a permit	\$10.00
19. For the installation of each hood which is served by mechanical exhaust, including the ducts for hood	\$10.00
20. For each appliance or piece of equipment regulated by this code but not classed in other appliance categories, or for which no other fee is listed in this code	\$10.00
21. For alterations to a single or multi family building, the following flat rate shall may apply	\$0.045 per SF
22. Appliance inspection (PG&E)	\$25.00
OTHER INSPECTION FEES AND REFUNDS	
1. Inspections outside of normal business hours (Minimum charge – 3 hours)	\$65.00 \$203.00 per hour .
2. Reinspection fee assessed under provision of Section 305.(f)	\$50.00 \$135.00
3. Inspections for which no fee is specifically indicated (Minimum charge - one-half hour)	\$65.00 \$135.00 per hour
4. Additional plan review as determined by the Building Official (Minimum charge - one-half hour).	\$65.00 \$135.00 per hour
5. Refunds on all permits shall be subject to a \$35.00 administrative processing fee.	\$35.00

Analysis by Valuation with Percentage Recovery

Sample Projects	Current Fee	Full Cost	Inspection & Plan Check Fee	Recommended Cost Recovery %
\$500 Valuation Project				
Plan Check	\$42.00	\$264.00	\$57.90	
Inspection	\$65.00	\$193.00	\$96.50	50.0%
Total for Category	\$106.00	\$457.00		
\$2,000 Valuation Project				
Plan Check	\$58.00	\$279.00	\$121.80	
Inspection	\$90.00	\$406.00	\$203.00	50.0%
Total for Category	\$148.00	\$685.00		
\$25,000 Valuation Project				
Plan Check	\$328.00	\$367.00	\$423.36	
Inspection	\$505.00	\$784.00	\$705.60	90.0%
Total for Category	\$833.00	\$1,151.00		
\$50,000 Valuation Project				
Plan Check	\$540.00	\$415.00	\$655.02	
Inspection	\$831.00	\$1,213.00	\$1,091.70	90.0%
Total for Category	\$1,371.00	\$1,628.00		
\$100,000 Valuation Project				
Plan Check	\$833.00	\$845.00	\$770.58	
Inspection	\$1,282.00	\$1,427.00	\$1,284.30	90.0%
Total for Category	\$2,116.00	\$2,273.00		
\$500,000 Valuation Project				
Plan Check	\$2,712.00	\$3,774.00	\$3,301.02	
Inspection	\$4,172.00	\$6,113.00	\$5,501.70	90.0%
Total for Category	\$6,884.00	\$9,887.00		
\$1,000,000 Valuation Project				
Plan Check	\$4,703.00	\$6,265.00	\$4,689.36	
Inspection	\$7,236.00	\$8,684.00	\$7,815.60	90.0%
Total for Category	\$11,939.00	\$14,950.00		

Cost Analysis Study Findings

Building Division
City of Lodi

January 2009



455 Capital Mall, Suite 600

Sacramento, CA 95814

Tele: 916-443-3411

Fax: 916-443-1766

www.mgtamer.com

MGT Sacramento
455 Capitol Mall
Suite 600
Sacramento, CA 95814
p: (916) 443-3411
f: (916) 443-1766
www.mgtofamerica.com



January 11, 2009

Mr. Dennis Canright
Building Official
City of Lodi
221 W. Pine Street
Lodi, CA 95240

Dear Dennis:

We have completed our draft analysis of the cost of providing building inspection and plan check services to the Lodi community. This study was conducted in accordance with California Government Code 66014 cost principles. Our report includes the following three components:

1) Fiscal analysis by project size (page 4). This schedule displays the results of our analysis. Each valuation threshold, from \$500 projects up to \$1,000,000 projects, was evaluated to determine if the fee currently charged is sufficient to recapture costs expended. The results indicate the City's fees are set below cost, especially for low valuation projects. Actual cost recovery ranges from 23% to 93%. Time motion calculations are provided in the appendix on page 10.

2) Fully-burdened hourly rate calculations.

The MGT rate model builds indirect costs into the division's hourly rate structure. The proper identification of labor hours as either "direct or indirect" is crucial to the objective of full cost recovery. Indirect labor can be thought of as supervisory or clerical whereas direct labor involves plan check or inspection. Because indirect labor cannot be traced to a specific unit of service and consequently cannot be "billed," indirect costs must be recovered whenever direct labor is billed. This practice is commonly referred to as building "fully burdened" labor rates. Failure to accurately identify indirect labor hours will result in annual revenues that produce less than full cost recovery.

- Personal Services Analysis (page 6) – this schedule lists each staff category within the Building division. Staff are categorized as either direct or indirect labor.
- Indirect Cost Rate Calculation (page 7) – this schedule establishes a ratio of indirect cost to direct salaries and benefits. The Building division's indirect cost rate is calculated at 141%. The five elements of indirect cost incorporated include:

- Indirect labor – administrative and supervisory staff costs.
 - Services and supplies
 - Community Development Admin – a portion of Community Development Administration costs are charged to the Building division.
 - Planning division support – 10% of the Planning division's budget is allocated to the Building division for support provided.
 - Operating Reserve – City policy is to maintain a 15% operating reserve.
- Fully Burdened Hourly Rate Schedule (page 8) – Salary and benefit costs, plus a 141% indirect cost markup are divided by average annual billable staff hours to arrive at fully burdened hourly rates. A breakdown of the average billable staff hours are provided in the table below:

ANNUAL BILLABLE HOURS CALCULATION		
Hours	Description	Calculation
2,080	Total Annual Hours	52 weeks * 40 hours
96	Holidays	13.5 days * 8 hours
80	Vacation	2 weeks * 40 hours
80	Sick	12 Days * 8 hours
52	Daily Briefing/Staff Mtgs	52 weeks * 1 hours
177	Admin work & Breaks	10% of work day, 0.10 * remaining hours
40	Training	40 hours
1555	Annual Billable Hours	

3) Comparison analysis to regional jurisdictions (page 9). This table compares Lodi's building fees to those charged by other regional jurisdictions. To facilitate comparison among many jurisdictions the fees are limited to building permit and plan check only. Each jurisdiction charges a set of additional fees that vary from one jurisdiction to another.

The figures presented in the comparison survey reflect a 'market basket' of what other cities charge for building services. It does not reflect each jurisdiction's cost, as each jurisdiction may not be aware of their full cost and/or may consciously price their services above or below full cost

The jurisdictions included in the comparison analysis include:

- Manteca

- Modesto
- Stockton
- Tracy
- Turlock
- Vacaville

It has been a pleasure to work with your City staff. Feel free to contact me if you have any questions.

Sincerely,

Jeff Wakefield
Senior Consultant
MGT of America

CITY OF LODI
BUILDING DIVISION
 FISCAL 2008/09
 Fiscal Analysis by Project Size

Sample Projects	Full Cost ¹	Current Fee ¹	Current Cost Recovery %	Annual Number of Pmts (2 Year Avg)
\$500 valuation project				
Plan Check	\$264	\$42		
Inspection	\$193	\$65		
Total for Category	\$457	\$106	23%	18
\$2,000 valuation project				
Plan Check	\$279	\$58		
Inspection	\$406	\$90		
Total for Category	\$685	\$148	22%	149
\$25,000 valuation project				
Plan Check	\$367	\$328		
Inspection	\$784	\$505		
Total for Category	\$1,151	\$833	72%	53
\$50,000 valuation project				
Plan Check	\$415	\$540		
Inspection	\$1,213	\$831		
Total for Category	\$1,628	\$1,371	84%	49
\$100,000 valuation project				
Plan Check	\$845	\$833		
Inspection	\$1,427	\$1,282		
Total for Category	\$2,273	\$2,116	93%	136
\$500,000 valuation project				
Plan Check	\$3,774	\$2,712		
Inspection	\$6,113	\$4,172		
Total for Category	\$9,887	\$6,884	70%	19
\$1,000,000 valuation project				
Plan Check	\$6,265	\$4,703		
Inspection	\$8,684	\$7,236		
Total for Category	\$14,950	\$11,939	80%	3

Notes:

The Department is currently using 2005 building valuation factors. It is recommended that 2008 valuation factors be instituted.

Repeat unit dwellings will be assessed a plan checking fee of 25% of the building permit fee.

Reinstatement Fee: if a permit is not finalized within a two-year period, the permit must be reinstated. The reinstatement fee varies according to how complete the project is. The following schedule shall be followed for reinstatement fees:

Passed foundation inspection: 75% of original fee.

Passed frame inspection: 50% of original fee.

Passed drywall inspection: 25% of original fee.

MGT recommends institution of a Temporary Certificate of Occupancy fee of \$270.

MGT recommends institution of a Permit Extension fee of \$195.

MGT recommends a Change of Address/ Owner fee of \$135.

MGT recommends Application Revisions be charged on an hourly basis of \$135 per hour.

Hourly Rate: for services not specifically addressed an hourly rate of \$135 shall be charged.

MGT recommends the following services be charged on a flat fee basis:

Reroof - Residential	\$290	Spa	\$455
Reroof - Commercial	\$370	Mobile Home Setup	\$582
Pool	\$840	Water Heater	\$150
Pool & Spa	\$910		

1) Figures include structural, electrical, mechanical and plumbing services.

City of Lodi Building Fee Table

Current Fee Table

Valuation	Base Fee	Rate Per Unit
\$1 to \$500	\$50.00	
\$501 to \$2,000	\$50.00	\$1.30 per \$100*
\$2001 to \$25,000	\$69.50	\$14.00 per \$1,000*
\$25,001 to \$50,000	\$391.50	\$10.10 per \$1,000*
\$50,001 to \$100,000	\$644.00	\$7.00 per \$1,000*
\$100,001 to \$500,000	\$994.00	\$5.60 per \$1,000*
\$500,001 to \$1,000,000	\$3,234.00	\$4.75 per \$1,000*
\$1,000,001 and Up	\$5,609.00	\$3.15 per \$1,000*

*or fraction thereof over initial base amount

Plan Check Fee	65% of building permit
Disabled Access	5% of building permit
Energy	5% residential and 10% non-resid.
EMP Supplement	based on item count

CITY OF LODI
BUILDING DEPARTMENT
 FISCAL 2008/09

Personnel Services Analysis

			Indirect vs. Direct Activities				
Position Title		# of FTE	Annual Salary	Indirect Sal/Ben		Direct Sal/Ben	
				%	\$	%	\$
1	Administrative Secretary (50%)	0.5	\$39,078	100.00%	39,078		
2	Comm Dev Director (50%)	0.5	\$93,118	100.00%	93,118		
3	Administrative Clerk	1.0	\$62,679	100.00%	62,679		
4	Building Inspector II	4.0	\$350,105			100.00%	350,105
5	Building Official	1.0	\$146,427	100.00%	146,427		
6	Permit Technician	2.0	\$132,055			100.00%	132,055
7	PC Engineer	1.0	\$97,382			100.00%	97,382
8							
9							
10							
11							
12							
13							
Total:		10.00	\$ 920,844	37.06%	\$ 341,302	62.94%	\$ 579,542

CITY OF LODI
BUILDING DEPARTMENT
FISCAL 2008/09

Indirect Cost Rate Calculation

DESCRIPTION OF COST	Total Costs	Unallowable	Allowable Indirect	Allowable Direct										
A) Personnel Analysis:														
Salary and Wages	\$ 920,844		\$ 341,302	\$ 579,542										
Distribution %:	100.00%		37.06%	62.94%										
Temporary & Overtime	\$ 20,118			\$ 20,118										
Benefits	\$ -		\$ -	\$ -										
Subtotal:	\$ 940,962		\$ 341,302	\$ 599,660										
B) Other Operating Expenses:														
Professional Services	\$ 85,000			\$ 85,000										
Books & Periodicals	\$ 10,000		10,000											
Training & Education	\$ 12,000		12,000											
Other Materials & Supplies	\$ 51,354		51,354											
Postage & Cellular Phone Charges	6,400		6,400											
Subtotal:	\$ 164,754	\$ -	\$ 79,754	\$ 85,000										
Total Departmental Expenditures:	\$ 1,105,716	\$ -	\$ 421,056	\$ 684,660										
C) Cost Allocation Plan Allocations:														
September 2007 MuniFinancial Plan ¹	\$ 166,384		\$ 166,384											
10% of Planning Budget	92,487		92,487											
15% Operating Reserve	165,857		165,857											
Total Indirect Costs:	\$ 424,728		\$ 424,728											
D) Total Costs	\$ 1,530,444	\$ -	\$ 845,784	\$ 684,660										
<table> <tr> <td>Total Indirect Costs:</td><td>845,784</td><td colspan="3"></td></tr> <tr> <td>Total Direct Sal & Benes:</td><td>599,660</td><td>Calculated Indirect Cost Rate:</td><td colspan="2">141.04%</td></tr> </table>					Total Indirect Costs:	845,784				Total Direct Sal & Benes:	599,660	Calculated Indirect Cost Rate:	141.04%	
Total Indirect Costs:	845,784													
Total Direct Sal & Benes:	599,660	Calculated Indirect Cost Rate:	141.04%											

1 Consists of support from: City Council, City Manager, City Clerk, City Attorney, Human Resources, Information Technology, Finance Revenue/Collections, Finance Accounting, Budget and Treasury, Non-Departmental and Facility Maintenance.

CITY OF LODI
BUILDING DEPARTMENT
 FISCAL 2008/09

Fully Burdened Hourly Rates

	Position	FTE	Annual Sal/Ben	Hourly		
				Sal/Ben	Overhead	Total
1	Administrative Secretary (50%)	0.5	\$ 39,078	\$ 50.27		
2	Comm Dev Director (50%)	0.5	\$ 93,118	\$ 119.78		
3	Administrative Clerk	1.0	\$ 62,679	\$ 40.31	\$ 56.86	\$ 97.17
4	Building Inspector II	4.0	\$ 350,105	\$ 56.29	\$ 79.40	\$ 135.69
5	Building Official	1.0	\$ 146,427	\$ 94.18	\$ 132.83	\$ 227.01
6	Permit Technician	2.0	\$ 132,055	\$ 42.47	\$ 59.90	\$ 102.36
7	PC Engineer	1.0	\$ 97,382	\$ 62.63	\$ 88.34	\$ 150.97
8						
9						
10						
11						
12						
13						

TOTAL: 10.00 \$ 920,844 _____

Hourly salary rate is calculated by dividing annual salary by 1555 productive hours.

Hourly overhead rate is applied to hourly salary/benefits.

COMPARISON SURVEY - CITY OF LODI

<i>Project Valuation</i>	<i>LODI (CURRENT FEES)</i>	<i>MANTECA (REVIEWING FEES)</i>	<i>MODESTO (REVIEWING FEES)</i>	<i>STOCKTON (REVIEWING FEES)</i>	<i>TRACY (REVIEWING FEES)</i>	<i>TURLOCK (REVIEWING FEES)</i>	<i>VACAVILLE</i>
\$2,000 Valuation Project	\$115	\$84	\$122	\$229	\$138	\$103	\$112
\$25,000 Valuation Project	\$646	\$517	\$533	\$1,290	\$662	\$578	\$572
\$50,000 Valuation Project	\$1,063	\$851	\$858	\$2,128	\$1,086	\$949	\$933
\$100,000 Valuation Project	\$1,640	\$1,312	\$1,305	\$3,280	\$1,663	\$1,464	\$1,433
\$500,000 Valuation Project	\$5,336	\$4,182	\$4,097	\$10,435	\$5,359	\$4,764	\$4,940
\$1,000,000 Valuation Project	\$9,255	\$7,257	\$7,100	\$18,089	\$9,278	\$8,270	\$8,558

Appendix - Fully Burdened Cost Calculations

Project:	Task	Staff	Hours ¹	Hourly Rate	Fully Burdened Cost
\$500 valuation project	Plan Review	PC Engineer	1.75	\$150.97	\$264.20
	Inspection	Building Inspector	0.46	\$135.69	\$62.42
	Travel	Building Inspector	0.51	\$135.69	\$69.20
	Re-inspection	Building Inspector	0.45	\$135.69	\$61.06
					<u>\$456.89</u>
\$2,000 valuation project	Plan Review	PC Engineer	1.85	\$150.97	\$279.30
	Inspection	Building Inspector	1.9	\$135.69	\$257.82
	Travel	Building Inspector	0.84	\$135.69	\$113.98
	Re-inspection	Building Inspector	0.25	\$135.69	\$33.92
					<u>\$685.03</u>
\$25,000 valuation project	Plan Review	PC Engineer	2.43	\$150.97	\$366.87
	Inspection	Building Inspector	2	\$135.69	\$271.39
	Travel	Building Inspector	0.8	\$135.69	\$108.56
	Re-inspection	Building Inspector	0.68	\$135.69	\$92.27
	Issue Resolution	Building Inspector	2.3	\$135.69	\$312.10
					<u>\$1,151.18</u>
\$50,000 valuation project	Plan Review	PC Engineer	2.75	\$150.97	\$415.18
	Inspection	Building Inspector	4	\$135.69	\$542.78
	Travel	Building Inspector	1.64	\$135.69	\$222.54
	Re-inspection	Building Inspector	1	\$135.69	\$135.69
	Issue Resolution	Building Inspector	2.3	\$135.69	\$312.10
					<u>\$1,628.28</u>
\$100,000 valuation project	Plan Review	PC Engineer	5.6	\$150.97	\$845.45
	Inspection	Building Inspector	6	\$135.69	\$814.16
	Travel	Building Inspector	1.29	\$135.69	\$175.04
	Re-inspection	Building Inspector	1.23	\$135.69	\$166.90
	Issue Resolution	Building Inspector	2	\$135.69	\$271.39
					<u>\$2,272.95</u>
\$500,000 valuation project	Plan Review	PC Engineer	25	\$150.97	\$3,774.33
	Inspection	Building Inspector	17.8	\$135.69	\$2,415.35
	Travel	Building Inspector	4.25	\$135.69	\$576.70
	Re-inspection	Building Inspector	8.5	\$135.69	\$1,153.40
	Issue Resolution	Building Inspector	14.5	\$135.69	\$1,967.56
					<u>\$9,887.34</u>
\$1,000,000 valuation project	Plan Review	PC Engineer	41.5	\$150.97	\$6,265.39
	Inspection	Building Inspector	39	\$135.69	\$5,292.06
	Travel	Building Inspector	4.6	\$135.69	\$624.19
	Re-inspection	Building Inspector	4.9	\$135.69	\$664.90
	Issue Resolution	Building Inspector	15.5	\$135.69	\$2,103.25
					<u>\$14,949.80</u>

1) hours based on a sample of Permits Plus data.

MGT OF AMERICA – COMPANY PROFILE

QUALIFICATIONS

Corporate: MGT is a national research and management consulting firm specializing in providing management and financial services to public-sector clients. Founded in Tallahassee, Florida in 1974, MGT has grown to include regional offices in Sacramento, California; Austin, Texas; and Olympia, Washington. The firm's staff of over 130 professionals brings a wealth of knowledge and depth of understanding to all client engagements, delivering the highest quality and timely services to clients.

Over the past 33 years, the firm has successfully served more than 3,200 clients in 48 states and several foreign countries. Our mission "to improve the efficiency and effectiveness of governments, nonprofits, and other organizations serving the public" is supported by the capacity to deliver an extensive range of services. These services include:

- ❖ Cost Studies
- ❖ Strategic Planning
- ❖ Performance Audits and Management Reviews
- ❖ Investigative Audits
- ❖ Performance Measurement & Management
- ❖ Program Evaluation
- ❖ Business Process Reengineering
- ❖ Information Technology Staff Augmentation

Cost Services Division: The firm recently acquired Public Resource Management Group, LLC (PRM), the fastest-growing provider of cost allocation plans, indirect cost rate studies, state mandated cost claims, and user fee studies in the United States. This acquisition has significantly expanded MGT's ability to provide a wide array of costing services to state and local governments. The Costing Services Division totals 20 professionals. There is no firm in the marketplace today that can offer a client the user fee expertise that MGT delivers. The client-first philosophy is ingrained in the fabric and history of both MGT and PRM.

The listing of clients served (please see below) are those of the MGT consultants currently with the firm and not, as may be represented by others, the product of former employees.

Our senior level consultants are recognized as national experts in their respective fields. In addition, most of our professionals have "walked in their clients' shoes" having worked in public service prior to starting their consulting careers. Our firm is small enough to provide personalized service with reasonable fees; yet, large enough to serve a national client base and exceed the requirements of the most sophisticated, demanding clients.

Following is a list of our user fee clients from the past five years inclusive:

CALIFORNIA USER FEE CLIENTS

- ❖ Agoura Hills
- ❖ La Habra
- ❖ Riverside County
- ❖ Antioch
- ❖ La Mesa
- ❖ Roseville
- ❖ Arcata
- ❖ Livermore
- ❖ Sacramento



- ❖ Calabasas
- ❖ Ceres
- ❖ Cupertino
- ❖ Daly City
- ❖ Dixon
- ❖ Emeryville
- ❖ Encinitas
- ❖ Folsom
- ❖ Fremont
- ❖ Irvine

- ❖ Long Beach
- ❖ Los Alamitos
- ❖ Los Gatos
- ❖ Modesto Dev Dpt.
- ❖ Newport Beach
- ❖ Orange County Fire
- ❖ Pittsburg
- ❖ Pleasanton
- ❖ Redlands
- ❖ Redondo Beach

- ❖ San Diego Engineering
- ❖ San Francisco
- ❖ San Mateo County Assessor
- ❖ Santa Ana
- ❖ Santa Barbara
- ❖ Santa Clara
- ❖ South Lake Tahoe
- ❖ Whittier
- ❖ Yuba City

RANGE OF EXPERIENCE

Mr. Wakefield has an extensive background working with local government. His 20 years of experience includes senior positions with three major consulting firms, all focused on governmental cost accounting. Mr. Wakefield is currently a Senior Consultant, having joined MGT in 2004 after leaving a senior position at Muni-Financial, a well known, California-based local governmental consulting firm.

Since joining MGT, Mr. Wakefield has served as co-director of the firm's user-fee projects, affording him extensive experience with the complex analysis of development related fee-for-service areas. He has a thorough understanding of the federal and state laws governing the cost analysis of user-fee-related services. Mr. Wakefield is a full-time employee and has completed hundreds of consulting engagements for local governments during his career.

PROFESSIONAL AND BUSINESS EXPERIENCE

Financial

Project Management. Mr. Wakefield has managed numerous large governmental user-fee projects during his 20-year career. His management experience includes projects for large governmental agencies such as San Jose, San Francisco, Anaheim, and Sacramento in California and many others.

Research and Statistical Background. Mr. Wakefield recently represented MGT and the City of Long Beach at legislative hearings at the State Capitol in Sacramento, California. The hearings were conducted by the state legislative committees determining pending legislation to the full cost analysis process to be adopted by state departments. Mr. Wakefield presented information related to the "best practices" adopted by large governmental agencies in the western United States.

Cost Allocation. Mr. Wakefield has completed cost allocation related projects for hundreds of governmental agencies over his career. He has managed projects for large governmental agencies such as Anaheim, San Francisco, Sacramento, and San Jose in California.

YEARS OF EXPERIENCE: 20

MGT of America, Inc.
Senior Consultant
Aug. 2007—Present

*Public Resource
Management Group LLC*
Senior Project Director
2004—July 2007

MuniFinancial
2000—2004

*David M. Griffith and
Associates, LTD*
1991—2000

EDUCATION/ CERTIFICATIONS

BS, Accounting,
University of Redlands

SPECIFIC REPRESENTATIVE EXPERIENCE

2004—Present: MGT: Mr. Wakefield is a senior member of the firm's cost accounting group. He is responsible for project management, direction, analysis and senior level consulting assignments. He is a recognized state expert in the full cost analysis of development related user fee services provided by local government. His clients have included some of the nation's largest local governments including: San Jose, Long Beach, San Francisco and Anaheim.

2000—2004: Muni-Financial: While at Muni-Financial, Mr. Wakefield held a number of senior positions. He was responsible for the development of the firm's cost allocation plan and user fee software.

1991—2000: David M. Griffith and Associates, LTD: Mr. Wakefield joined DMG as a junior level consultant and spent nine years working in all areas of cost analysis consulting. He left DMG as a Senior Project Manager to assist another firm in its initial efforts of building a cost accounting consulting practice



ANNIVERSARY

CELEBRATING TWENTY YEARS
OF BUILDING EXCELLENCE

BUILDING INDUSTRY ASSOCIATION OF THE DELTA

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Dudley McGee
Kimball Hill Homes
Mahesh Ranchhod
American-USA Homes
Jeremy White
The Grupe Company
John Looper
Top Grade Construction

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Souza Realty & Development

January 30, 2009

Rad Bartlam
City of Lodi
221 W Pine St.
Lodi, CA 95240

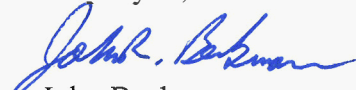
Rad,

On behalf of the members of the Building Industry Association I want to thank you for sitting down with us to discuss the Cost Analysis Study. The analysis seems to have been conducted in a reasonable manner with a thorough investigation into actual costs to the City for services provided.

We have found no errors in the assumptions, calculations or methods for preparing this fee update. Also we are pleased to know the City will be sensitive to the current conditions of the economy when implementing any fee increases.

One notable item learned in the analysis is the category of new development related to residential construction had the highest percentage of cost recovery out of all categories. This shows that new residential construction has been paying its fair share.

Thank you,


John Beckman
Chief Executive Officer

RECEIVED

FEB 03 2009

COMMUNITY DEVELOPMENT OEPT
CITY OF LODI

RESOLUTION NO. 2009-25

A RESOLUTION OF THE LODI CITY COUNCIL
APPROVING COMMUNITY DEVELOPMENT
DEPARTMENT BUILDING CODE RELATED FEES

=====

WHEREAS, the Lodi Municipal Code requires the City Council to set fees for various services provided by the City of Lodi to recover the costs associated with providing specific services and programs.

NOW, THEREFORE, BE IT RESOLVED that the City Council finds as follows:

1. That the Building Code related permit/inspection fees attached hereto as Exhibit A are approved; and
2. All resolutions or parts of resolutions in conflict herewith are repealed insofar as such conflict may exist; and
3. This resolution shall be published one time in the "Lodi News-Sentinel," a daily newspaper of general circulation printed and published in the City of Lodi, and shall be in force and take effect on July 1, 2009.

Dated: March 4, 2009

=====


I hereby certify that Resolution No. 2009-25 was passed and adopted by the City Council of the City of Lodi in a regular meeting held March 4, 2009, by the following vote:

AYES: COUNCIL MEMBERS – Johnson, Katzakian, Mounce, and
Mayor Hansen

NOES: COUNCIL MEMBERS – Hitchcock

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None


RANDI JOHL
City Clerk



BUILDING FEES COLLECTED AT PERMIT ISSUANCE

Building Permit Fee	Table 1A (page 3)
Building Plan Check Fee	60% of building permit fee Table 1A
plumbing	Miscellaneous Table 1-1 (page 5)
Electrical	Miscellaneous Table 3-A (page 7)
Mechanical	Miscellaneous Table 1-A (page 9)
Disabled Access	10% of building permit fee
Energy	10% residential and 10% non-residential
Plan Maintenance	10% of building permit fee (non-residential only)
Strong Motion Inst. Fee	Valuation x 0.0001
Fire Inspection	25% of building permit fee
Fire Plan Check	25% of building plan review fee

TOTAL VALUATION	FEES <i>The building permit fees for new construction include Mechanical, Plumbing, and Electrical. There is a 20 percent reduction in value if the building is a shell.</i>
\$1.00 to \$500	\$50.00
\$501 to \$2,000	\$96.00 for the first \$500 plus \$7.13 each additional \$100 or fraction thereof, to and including \$2,000
\$2,001 to \$25,000	\$203.00 for the first \$2,000 plus \$21.86 for each additional thousand or fraction thereof, to and including \$25,000
\$25,001 to \$50,000	\$706.00 for the first \$25,000 plus \$15.44 for each additional thousand or fraction thereof, to and including \$50,000
\$50,001 to \$100,000	\$1,092.00 for the first \$50,000 plus \$3.84 for each additional thousand or fraction thereof, to and including \$100,000
\$100,001 to 500,000	\$1,284.00 for the first \$100,000 plus \$10.54 for each additional thousand or fraction thereof, to and including \$500,000
\$500,001 to \$1,000,000	\$5,502.00 for the first \$500,000 plus \$4.63 for each additional thousand or fraction thereof, to and including \$1,000,000
\$1,000,001 and up	\$7,817.00 for the first \$1,000,000 plus \$3.15 for each additional thousand or fraction thereof
1. Inspections outside of normal business hours (Minimum charge - 3 hours)	\$203.00 per hour
2. Reinspection fee assessed under provision of Section 108.8	\$135.00 each
3. Inspection for which no fee is specifically indicated	\$135.00 per hour
4. Additional plan review required by changes, additions, or revisions to approved plans (Minimum charge - one half hour)	\$135.00 per hour
5. Special inspections required by owners, real estate agencies, or loan agencies to determine compliance to the Building Code in effect at the time of construction: First hour Each additional hour	\$135.00 \$68.00
6. Refunds on all permits shall be subject to an administrative processing fee	\$35.00
7. Board of Appeals Fee	\$250.00
8. Demolition Permit	\$135.00

	<p>Fees to comply with Section 19850, Part 7 of the Health and Safety Code of the State of California.</p> <p>agricultural buildings: Ten percent (10%) of the building permit fee.</p>
	<p>Multi-family residential disabled access surcharge shall be ten percent (10%) of the building permit fee. Commercial disabled access surcharge shall be ten percent (10%) of the building permit fee.</p>
	<p>Residential energy compliance surcharge shall be</p>
13. Plan Checking Fees	<p>The plan checking fees for all buildings shall be sixty percent (60%) of the building permit fee, as set forth in this schedule.</p>
14. Re-Roof Residential	<p>\$290.00 set fee</p> <p>\$370.00 set fee</p>
16. Pool	<p>\$840.00 set fee</p>
17. Pool & spa	<p>\$910.00 set fee</p>
18. Spa	<p>\$455.00 set fee</p>
19. Water heater	<p>\$25.00</p>
20. Reinstatement Fee: if permit is not finalized within two-year period, the reinstatement fee varies according to how complete the project is. The following schedule shall be followed for reinstatement fees.	<p>Passed Foundation inspection: 75% of original building permit fee</p> <p>Passed frame inspection: 50% of original building permit fee</p>
21. Temporary Certificate of Occupancy	<p>\$270.00</p>
22. Permit Extension	<p>\$195.00</p>
23. Authorization to Connect Inspection Certificate of Occupancy issued with an Authorization to connect.	<p>\$135.00</p> <p>\$68.00</p>

PLUMBING PERMIT FEES

TABLE NO. 1-1

For issuing each permit	\$68.00
In addition:	
1. For each plumbing fixture or trap or set of fixtures on one trap (including water, drainage piping, and backflow protection therefore)	\$5.00
2. For each building sewer	\$10.00
3. Solar heaters	\$15.00
4. Rainwater systems-per drain	\$ 5.00
5. For each fire hydrant (first one)	\$170.00
(each additional)	\$ 45.00 \$45.00
6. For each private sewage disposal system	\$25.00
7. For each heater and/or vent	\$ 5.00
8. For each gas piping system of one (1) to five (5) outlets	\$ 7.00
9. For each gas piping system of six (6) or more, per outlet	\$2.00
10. For each industrial waste pre-treatment interceptor, including its trap and vent, excepting kitchen-type grease interceptors functioning as fixtures traps	\$30.00
11. For installation, alteration or repair of water piping and/or water treating equipment	\$ 7.00
12. For repair or alteration of drainage or vent piping	\$ 7.00
13. For each lawn sprinkler system on any one meter, including backflow protection devices therefore	\$ 7.00 \$ 7.00
14. For vacuum breakers or backflow protective devices on tanks , vats, etc. or floor installation on plumbing fixtures including necessary water piping: One (1) to five (5) Over five (5), each	\$ 7.00 \$ 1.50
15. Gasoline storage tanks	\$30.00
16. Fire sprinkler systems shall be based on value charged according to the fee schedule of Section 15.04.030 of the Code of the City of Lodi	
17. Gas piping pressure test (PG&E)	\$15.00
OTHER INSPECTION FEES AND REFUNDS	
1. Inspections outside of normal business hours (Minimum charge - 3 hours)	\$203.00 per hour

2. Reinspection fee	\$135.00 per hour
3. Inspections for which no fee is specifically indicated	\$135.00 per hour
4. Additional plan review required by the Building Official (Minimum charge - one-half hour)	\$135.00 per hour
5. Refunds on all permits shall be subject to a \$35.00 administrative processing fee	\$35.00

TABLE NO. 3-A

miscellaneous equipment or appliances shall be that given in the following table for the rating thereof:

Up to and including 1 hp	\$5.00
Over 1 and not over 5	\$7.00
Over 5 and not over 20	\$10.00
Over 20 and not over 50	\$15.00
Over 50 and not over 100	\$20.00
Over 100 – Each motor per hp	

13

14. For

\$20.00
\$10.00
\$30.00
\$15.00

15. For distribution panels the fee for each distribution panel, panelboard, or motor control panel that is installed, changed, replaced, relocated or reinstalled	
16. For service installations, the installation of each set of service conductors and equipment, including changing, replacing or relocating existing service equipment, the fees shall be as shown in the following table: Type of Service Under 600 Volts (Including One Meter) 0 to 100 Amperes 101 to 200 Amperes 201 to 500 Amperes 501 to 1200 Amperes Over 1200 Amperes All services over 600 volts For each additional meter	 \$10.00 \$20.00 \$30.00 \$40.00 \$75.00 \$250.00 \$2.00
17. Signs	\$15.00 each
18. Inspections of damaged service	\$20.00
No permit shall be issued to any person unless all fees due are paid in full.	
OTHER INSPECTION FEES AND REFUNDS	
1. Inspections outside of normal business hours (Minimum charge - 3 hours)	\$203.00 per hour
2. Reinspection fee	\$135.00
3. Inspections for which no fee is specifically indicated	\$135.00 per hour
4. Additional plan review required by changes, additions or revisions to approved plans (Minimum charge - one-half hour)	\$135.00 per hour
5. Refunds on all permits shall be subject to a \$35.00 administrative processing fee	\$35.00

MECHANICAL PERMIT FEES

TABLE NO. 1-A

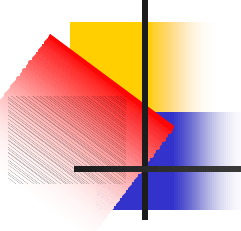
1. For the issuance of each permit	\$68.00
2. For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance, up to and including 100,000BTUs	\$15.00
3. For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance, over 100,000 BTU's to and including 500,000 BTUs	\$20.00
4. For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance, over 500,000 BTU's	\$25.00
5. For the installation or relocation of each floor furnace, including vent	\$15.00
6. For the installation or relocation of each suspended heater, recessed wall heater or floor-mounted unit heater	\$15.00
7. For the installation, relocation or replacement of each appliance vent installed and not included in an appliance permit	\$10.00
8. For the repair of, alteration of, or addition to each heating appliance, refrigeration unit, cooling unit, absorption unit, or each heating, cooling, absorption, or evaporative cooling system, including installation of controls regulated by this code	\$15.00
9. For the installation or relocation of each boiler or compressor to and including three horsepower, or each absorption system to and including 100,000 BTU's	\$15.00
10. For the installation or relocation of each boiler or compressor over three horsepower to and including 15horsepower, or each absorption system over 100,000 BTU's to and including 500,000 BTU's	\$25.00
11. For the installation or relocation of each boiler or compressor over 15 horsepower to and including 30 horsepower, or each absorption system over 500,000 BTU's and including 1,000,000BTU's	\$30.00
12. For the installation or relocation of each boiler or compressor over 30 horsepower to and including 50 horsepower, or each absorption system over 1,000,000BTU's to and including 1,750,000BTU's	\$45.00
13. For the installation or relocation of each boiler or refrigeration compressor over 50 horsepower, or each absorption system over 1,750,000BTU's	\$70.00
14. For each air handling unit to and including 10,000cubic feet per minute, including ducts attached thereto Note: This fee shall not apply to an air-handling unit which is a portion of a factory assembled appliance, cooling unit, evaporative cooler or absorption unit for which a permit is required elsewhere in this code.	\$10.00
15. For each air handling unit over 10,000cubic feet per minute	\$15.00
16. For each evaporative cooler other than portable type	\$10.00

17. For each ventilation fan connected to a single duct		\$10.00
18. For each ventilation system which is not a portion of any heating or air		
	\$10.00	
	\$10.00	
	\$25.00	
	\$203.00 per hour	
	\$135.00	
which	\$135.00 per hour	
	\$135.00 per hour	
	\$35.00	administrative processing



City of Lodi
Community Development, Building
Division.

Cost Analysis Study Findings



- **Fiscal analysis by project size**
- **Fully-burdened hourly rate calculations.**
- **Comparison analysis to regional jurisdictions**



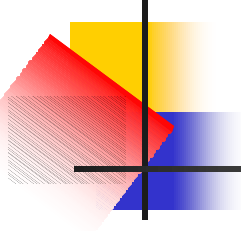
Fiscal analysis by project size

- Valuation threshold: from \$500 upto \$1,000,000
- The results: The City's fees are set below cost, especially for low valuation projects.
- Actual cost recovery ranges from 23% to 93%.



Fully-burdened hourly rate calculations.

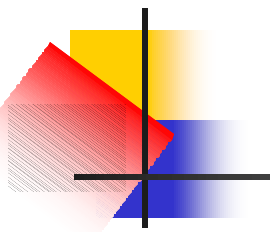
- The MGT rate model builds indirect costs into the division's hourly rate structure.
- The proper identification of labor hours as either "direct or indirect"
- Indirect labor – Supervisory or clerical
 - Cannot be traced to a specific unit of service
 - cannot be "billed"
- Direct labor - Plan check or inspection services.



Comparison analysis to regional cities

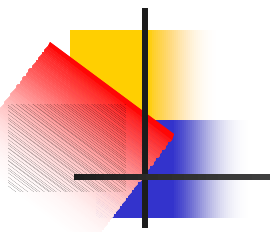
- Manteca
- Modesto
- Stockton
- Tracy
- Turlock
- Vacaville

Fiscal Analysis by Project Size



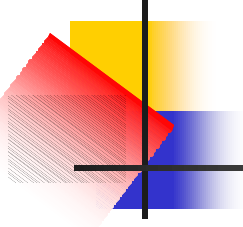
Sample Projects	Current Fee	Full Cost	Current Cost Recovery %	Recommended Cost Recovery %
\$500 Valuation Project	\$106.00	\$457.00	23%	50.0%
\$2,000 Valuation Project	\$148.00	\$685.00	22%	50.0%
\$25,000 Valuation Project	\$833.00	\$1,151.00	72%	90.0%
\$50,000 Valuation Project	\$1,371.00	\$1,628.00	84%	90.0%
\$100,000 Valuation Project	\$2,116.00	\$2,273.00	93%	90.0%
\$500,000 Valuation Project	\$6,884.00	\$9,887.00	70%	90.0%
\$1,000,000 Valuation Project	\$11,939.00	\$14,950.00	80%	90.0%

Cost Rate Calculation



Description of Cost	Total Cost	Allowable Indirect	Allowable direct
Personnel Cost	\$940,962	\$341,302	\$599,660
Operating Expenses	\$164,754	\$79,754	\$85,000
Total Cost	\$1,530,444	\$845,784	\$684,660

Comparison Survey - City of Lodi



Project Valuation	Lodi (Current Fees)	Manteca (Reviewing Fees)	Modesto (Reviewing Fees)	Stockton (Reviewing Fees)	Tracy (Reviewing Fees)	Turlock (Reviewing Fees)	Vacaville
\$2,000 Valuation Project	\$115	\$84	\$122	\$229	\$138	\$103	\$112
\$25,000 Valuation Project	\$646	\$571	\$533	\$1,290	\$662	\$578	\$872
\$50,000 Valuation Project	\$1,063	\$851	\$858	\$2,128	\$1,086	\$949	\$933
\$100,000 Valuation Project	\$1,640	\$1,312	\$1,305	\$3,280	\$1,663	\$1,464	\$1,422
\$500,000 Valuation Project	\$5,336	\$4,182	\$4,097	\$10,435	\$5,359	\$4,764	\$4,940
\$1,000,000 Valuation Project	\$9,255	\$7,275	\$7,100	\$18,089	\$9,278	\$8,270	\$8,558



*Please immediately confirm receipt
of this fax by calling 333-6702*

CITY OF LODI
P. O. BOX 3006
LODI, CALIFORNIA 95241-1910

ADVERTISING INSTRUCTIONS

SUBJECT PUBLIC HEARING TO CONSIDER THE BUILDING DIVISION COST
ANALYSIS STUDY AND ADOPTION OF FEE SCHEDULE

PUBLISH DATE: SATURDAY, FEBRUARY 21, 2009

LEGAL AD


TEAR SHEETS WANTED: One (1) please

SEND AFFIDAVIT AND BILL TO:

RANDI JOHL, CITY CLERK
City of Lodi
P.O. Box 3006
Lodi, CA 95241-1910

DATED: THURSDAY, FEBRUARY 19, 2009

ORDERED BY: RANDI JOHL
CITY CLERK


JENNIFER M. PERRIN, CMC
ASSISTANT CITY CLERK

MARIA BECERRA
ADMINISTRATIVE CLERK

Verify Appearance of this Legal in the Newspaper – Copy to File

LNS Faxed to the Sentinel at 369-1084 at 1:35 PM (time) on 2/19/09 (date) 2 (pages)
Phoned to confirm receipt of all pages at (time) CM JMP (initials)



DECLARATION OF POSTING

PUBLIC HEARING TO CONSIDER THE BUILDING DIVISION COST ANALYSIS STUDY AND ADOPTION OF FEE SCHEDULE

On Friday, February 20, 2009, in the City of Lodi, San Joaquin County, California, a Notice of Public Hearing to consider the Building Division Cost Analysis Study and adoption of fee schedule (attached and marked as Exhibit A) was posted at the following locations:


Lodi Public Library
Lodi City Clerk's Office
Lodi City Hall Lobby
Lodi Carnegie Forum

I declare under penalty of perjury that the foregoing is true and correct.

Executed on February 20, 2009, at Lodi, California.

ORDERED BY:

RANDI JOHL
CITY CLERK


JENNIFER M. PERRIN, CMC
ASSISTANT CITY CLERK

MARIA BECERRA
ADMINISTRATIVE CLERK



DECLARATION OF MAILING

PUBLIC HEARING TO CONSIDER THE BUILDING DIVISION COST ANALYSIS STUDY AND ADOPTION OF FEE SCHEDULE

On Friday, February 20, 2009, in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a Notice of Public Hearing to consider the Building Division Cost Analysis Study and adoption of fee schedule, attached hereto marked Exhibit A. The mailing list for said matter is attached hereto marked Exhibit B.


There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on February 20, 2009, at Lodi, California.

ORDERED BY:

RANDI JOHL
CITY CLERK, CITY OF LODI


JENNIFER M. PERRIN, CMC
ASSISTANT CITY CLERK

MARIA BECERRA
ADMINISTRATIVE CLERK



CITY OF LODI

Carnegie Forum
305 West Pine Street, Lodi

Date: March 4, 2009

Time: 7:00 p.m.

For information regarding this notice please contact:

Randi Johl

City Clerk

Telephone: (209) 333-6702

EXHIBIT A

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Wednesday, March 4, 2009**, at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a public hearing at the Carnegie Forum, 305 West Pine Street, Lodi, to consider the following item:

a) Building Division Cost Analysis Study and adoption of fee schedule.

Information regarding this item may be obtained in the Community Development Department, 221 West Pine Street, Lodi, (209) 333-6711. **All** interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk, City Hall, 221 West Pine Street, 2nd Floor, Lodi, 95240, at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

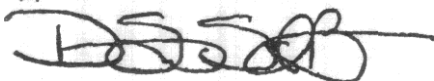
If you challenge the subject matter in court, you may **be** limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the close of the public hearing.

By Order of the Lodi City Council:


Randi Johl
City Clerk

Dated: February 18, 2009

Approved as to form:



D. Stephen Schwabauer
City Attorney

Building Fees Public Hearing Mailing List

EXHIBIT B

Company	Contact	Address	City	State	Zip
BIA	John Beckman	509 W. Weber Ave., Suite 410	Stockton	CA	95203



*Please immediately confirm receipt
of this fax by calling 333-6702*

CITY OF LODI
P. O. BOX 3006
LODI, CALIFORNIA 95241-1910

ADVERTISING INSTRUCTIONS

**SUBJECT: RESOLUTION APPROVING COMMUNITY DEVELOPMENT
DEPARTMENT BUILDING CODE RELATED FEES**

PUBLISH DATE: SATURDAY, MARCH 14, 2009

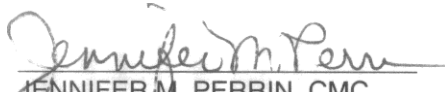
LEGAL AD

TEAR SHEETS WANTED: One (1) please

SEND AFFIDAVIT AND BILL TO: RANDI JOHL, CITY CLERK
City of Lodi
P.O. Box 3006
Lodi, CA 95241-1910

DATED: MONDAY, MARCH 9, 2009

ORDERED BY: RANDI JOHL
CITY CLERK


JENNIFER M. PERRIN, CMC
ASSISTANT CITY CLERK

MARIA BECERRA
ADMINISTRATIVE CLERK

Verify Appearance of this Legal in the Newspaper – Copy to File

LNS **Faxed** to the Sentinel at 369-1084 at 1:30 (time) on 3/9/09 (date) 11 (pages)
Phoned to confirm receipt of all pages at _____ (time) _____ CF _____ MB _____ JMP (Initials)

RESOLUTION NO. 2009-25

A RESOLUTION ~~OF~~ THE LODI CITY COUNCIL
APPROVING COMMUNITY DEVELOPMENT
DEPARTMENT BUILDING CODE RELATED FEES

=====

WHEREAS, the Lodi Municipal Code requires the City Council to set fees for various services provided by the City of Lodi to recover the costs associated with providing specific services and programs.

NOW, THEREFORE, BE IT RESOLVED that the City Council finds as follows:

1. That the Building Code related permit/inspection fees attached hereto as Exhibit A are approved; and
2. All resolutions or parts of resolutions in conflict herewith are repealed insofar as such conflict may exist; and
3. This resolution shall be published one time in the "Lodi News-Sentinel," a daily newspaper of general circulation printed and published in the City of Lodi, and shall be in force and take effect on July 1, 2009.

Dated: March 4, 2009

=====

I hereby certify that Resolution No. 2009-25 was passed and adopted by the City Council of the City of Lodi in a regular meeting held March 4, 2009, by the following vote:

AYES: COUNCIL MEMBERS –Johnson, Katzakian, Mounce, and
Mayor Hansen

NOES: COUNCIL MEMBERS – Hitchcock

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None

RANDI JOHL
City Clerk



Building Permit Fee	Table 1A (page 3)
Building Plan Check Fee	60% of building permit fee Table 1A
Electrical	
Disabled Access	10% of building permit fee
Energy	10% residential and 10% non-residential
Plan Maintenance	10% of building permit fee (non-residential only)
Strong Motion Inst. Fee	Valuation x 0.0001
Fire Inspection	25% of building permit fee
Fire Plan Check	25% of building plan review fee

TOTAL VALUATION	FEES The building permit fees for new construction include Mechanical, Plumbing, and Electrical. There is a 20 percent reduction in value if the building is a shell.
\$1.00 to \$500	\$50.00
\$501 to \$2,000	\$96.00 for the first \$500 plus \$7.13 each additional \$100 or fraction thereof, to and including \$2,000
\$2,001 to \$25,000	\$203.00 for the first \$2,000 plus \$21.86 for each additional thousand or fraction thereof, to and including \$25,000
\$25,001 to \$50,000	\$706.00 for the first \$25,000 plus \$15.44 for each additional thousand or fraction thereof, to and including \$50,000
\$100,001 to 500,000	\$1,284.00 for the first \$100,000 plus \$10.54 for each additional thousand or fraction thereof, to and including \$500,000
\$500,001 to	\$5,502.00 for the first \$500,000 plus \$4.63 for each additional thousand
1. Inspections outside of normal business hours [Minimum charge - 3 hours)	\$203.00 per hour
2. Reinspection fee assessed under provision of Section 108.8	\$135.00 each
3. Inspection for which no fee is specifically indicated	\$135.00 per hour
4. Additional plan review required by changes, additions, or revisions to approved plans [Minimum charge - one half hour)	\$135.00 per hour
5. Special inspections required by owners, real estate agencies, or loan agencies to determine compliance to the Building Code in effect at the time of construction: First hour Each additional hour	\$135.00 \$68.00
6. Refunds on all permits shall be subject to an administrative processing fee	\$35.00
7. Board of Appeals Fee	\$250.00
8. Demolition Permit	\$135.00

	Fees to comply with Section 19850, Part 7 of the Health and Safety Code of the State of California.
	Multi-family residential disabled access surcharge shall be ten percent (10%) of the building permit
	Residential energy compliance surcharge shall be ten percent (10%) of the building permit fee. Commercial energy compliance surcharge shall be
13. Plan Checking Fees	The plan checking fees for all buildings shall be sixty percent (60%) of the building permit fee, as set forth in this schedule.
14. Re-Roof Residential	\$290.00 set fee
15. Re-Roof Commercial	\$370.00 set fee
16. Pool	\$840.00 set fee
17. Pool & spa	\$910.00 set fee
19. Water heater	\$25.00
20. Reinstatement Fee: if permit is not finalized within two-year period, the reinstatement fee varies according to how complete the project is. The following schedule shall be followed for reinstatement fees.	<p>Passed Foundation inspection: 75% of original building permit fee</p> <p>Passed frame inspection: 50% of original building permit fee</p> <p>Passed drywall inspection: 25% of original building permit fee</p>
21. Temporary Certificate of Occupancy	\$270.00
22. Permit Extension	\$195.00
23. Authorization to Connect Inspection Certificate of Occupancy issued with an Authorization to connect.	<p>\$135.00</p> <p>\$68.00</p>

PLUMBING PERMIT FEES

TABLE NO. 1-1

For issuing each permit	\$68.00
In addition:	
1. For each plumbing fixture or trap or set of fixtures on one trap (including water, drainage piping, and backflow protection therefore)	\$5.00
2. For each building sewer	\$10.00
3. Solar heaters	\$15.00
4. Rainwater systems-per drain	\$5.00
5. For each fire hydrant (first one) (each additional)	\$170.00 \$45.00
6. For each private sewage disposal system	\$25.00
7. For each heater and/or vent	\$ 5.00
8. For each gas piping system of one (1) to five (5) outlets	\$ 7.00
9. For each gas piping system of six (6) or more, per outlet	\$2.00
10. For each industrial waste pre-treatment interceptor, including its trap and vent, excepting kitchen-type grease interceptors functioning as fixtures traps	\$30.00
11. For installation, alteration or repair of water piping and/or water treating equipment	\$ 7.00
12. For repair or alteration of drainage or vent piping	\$ 7.00
13. For each lawn sprinkler system on any one meter, including backflow protection devices therefore	\$ 7.00
14. For vacuum breakers or backflow protective devices on tanks, vats, etc. or floor installation on plumbing fixtures including necessary water piping: One (1) to five (5) Over five (5), each	\$ 7.00 \$ 1.50
15. Gasoline storage tanks	\$30.00
16. Fire sprinkler systems shall be based on value charged according to the fee schedule of <u>Section 15.04.030</u> of the Code of the City of Lodi	
17. Gas piping pressure test (PG&E)	\$15.00
OTHER INSPECTION FEES AND REFUNDS:	
1. Inspections outside of normal business hours (Minimum charge - 3 hours)	\$203.00 per \$208.00 per

2. Reinspection fee	\$135.00 per hour
3. Inspections for which no fee is specifically indicated	\$135.00 per hour
4. Additional plan review required by the Building Official (Minimum charge - one-half hour)	\$135.00 per hour
5. Refunds on all permits shall be subject to a \$35.00 administrative processing fee	\$35.00

ELECTRICAL PERMIT FEES

TABLE NO. 3-A

1. For issuing permits, a fee shall be paid for issuing each permit in addition to all other charges specified in this section	\$68.00 \$68.00
2. For wiring outlets at which current is used or controlled	\$1.00
3. For fixtures, sockets, or other lamp holding devices less than eighteen inches apart	\$1.00 \$1.00
4. For each five feet or fraction thereof multi-outlet assembly	\$1.00
5. For electric discharge lighting fixtures	\$2.00
6. Mercury vapor lamps and equipment	\$2.00
7. Heaters	\$4.00
8. X-ray machines	\$5.00
9. Swimming pools	\$30.00
10. Electric ranges, range top and ovens, clothes dryers, water heaters	\$5.00
11. For fixed motors, transformers, welder, rectifier, air conditioners and other miscellaneous equipment or appliances shall be that given in the following table for the rating thereof;	
Up to and including 1 hp	\$5.00
Over 1 and not over 5	\$7.00
Over 5 and not over 20	\$10.00
Over 20 and not over 50	\$15.00
Over 50 and not over 100	\$20.00
Over 100 - Each motor per hp	\$0.20 \$0.20
12. For any equipment or appliance containing more than one motor or other current consuming components in addition to the motor or motors, the combined electrical ratings, converted to KVA of all shall be used to determine the fee; for the purposed of this subsection one H.P. or one KW is equivalent to one KVA.	
13. The fees for a change of location or replacement of equipment on the same premises shall be the same as that for a new installation. However, no fees shall be required for moving any temporary construction motor from one place to another on the same site during the time of actual construction work after a permit has once been obtained.	
14. For switchboards the fees for installing, changing, replacing, relocating, or reinstalling a switchboard, or for additions to an existing switchboard shall be as follows:	
a) 600 volts and less	
First switchboard section	\$20.00
Each additional section	\$10.00
b) Over 600 volts	\$30.00
Each additional section	\$15.00

	\$10.00
	\$10.00 \$20.00 \$30.00 \$40.00 \$75.00 \$75.00 \$2.00
	\$15.00 each
	\$20.00

2. Reinspection fee	\$135.00
3. Inspections for which no fee is specifically indicated	\$135.00 per hour
4. Additional plan review required by changes, additions or revisions to approved plans (Minimum charge - one-half hour)	\$135.00 per \$135.00 per

MECHANICAL PERMIT FEES

TABLE NO. 1-A

1.	For the issuance of each permit	\$68.00
2.	For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance, up to and including 100,000BTUs	\$15.00
3.	For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance, over 100,000 BTU's to and including 500,000BTUs	\$20.00
4.	For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance, over 500,000 BTU's	\$25.00
5.	For the installation or relocation of each floor furnace, including vent	\$15.00
6.	For the installation or relocation of each suspended heater, recessed wall heater or floor-mounted unit heater	\$15.00
7.	For the installation, relocation or replacement of each appliance vent installed and not included in an appliance permit	\$10.00
8.	For the repair of, alteration of, or addition to each heating appliance, refrigeration unit, cooling unit, absorption unit, or each heating, cooling, absorption, or evaporative cooling system, including installation of controls regulated by this code	\$15.00
9.	For the installation or relocation of each boiler or compressor to and including three horsepower, or each absorption system to and including 100,000 BTU's	\$15.00
10.	For the installation or relocation of each boiler or compressor over three horsepower to and including 15 horsepower, or each absorption system over 100,000BTU's to and including 500,000 BTU's	\$25.00
11.	For the installation or relocation of each boiler or compressor over 15 horsepower to and including 30 horsepower, or each absorption system over 500,000 BTU's and including 1,000,000BTU's	\$30.00
12.	For the installation or relocation of each boiler or compressor over 30 horsepower to and including 50 horsepower, or each absorption system over 1,000,000BTU's to and including 1,750,000BTU's	\$45.00
13.	For the installation of or relocation of each boiler or refrigeration compressor over 50 horsepower, or each absorption system over 1,750,000 BTU's	\$70.00
14.	For each air handling unit to and including 10,000cubic feet per minute, including ducts attached thereto Note: This fee shall not apply to an air-handling unit which is a portion of a factory assembled appliance, cooling unit, evaporative cooler or absorption unit for which a permit is required elsewhere in this code.	\$10.00
15.	For each air handling unit over 10,000cubic feet per minute	\$15.00
16.	For each evaporative cooler other than portable type	\$10.00

17 For each ventilation fan connected to a single duct	\$10.00
18. For each ventilation system which is not a portion of any heating or air conditioning system authorized by a permit	\$10.00
19. For the installation of each hood which is served by mechanical exhaust, including the ducts for hood	\$10.00
20. For each appliance or piece of equipment regulated by this code but not classed in other appliance categories, or for which no other fee is listed in this code	\$10.00
22. Appliance inspection (PG&E)	\$25.00
OTHER INSPECTION FEES AND REFUNDS	
1. Inspections outside of normal business hours (Minimum charge - 3 hours)	\$203.00 per hour
2. Reinspection fee assessed under provision of Section 305.(f)	\$135.00
3. Inspections for which no fee is specifically indicated (Minimum charge - one-half hour)	\$135.00 per hour
4. Additional plan review as determined by the Building Official (Minimum charge - one-half hour).	\$135.00 per hour
5. Refunds on all permits shall be subject to a \$35.00 administrative processing fee	\$35.00

PROOF OF PUBLICATION

(2015.5 C.C.C.P.)

STATE OF CALIFORNIA

County of San Joaquin

I am a citizen of the United States and a resident of the County aforesaid: I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of the Lodi News-Sentinel, a newspaper of general circulation, printed and published daily except Sundays and holidays, in the City of Lodi, California, County of San Joaquin and which newspaper had been adjudicated a newspaper of general circulation by the Superior Court, Department 3, of the County of San Joaquin, State of California, under the date of May 26th, 1953. Case Number 65990; that the notice of which the annexed is a printed copy (set in type not smaller than non-pareil) has been published in each regular and entire issue of said newspaper and not in any supplement thereto on the following dates to-wit:

March 14th,

all in the year 2009.

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Dated at Lodi, California, this 14th day of March 2009.

Elaine Morales

Signature

This space is for the County Clerk's Filing Stamp

Proof of Publication
Resolution Approving Community Development
Department Building Code Related Fees

42854

204229

WHEREAS, the Lodi Municipal Code requires the City Council to set fees for various services provided by the City of Lodi to recover the costs associated with providing such services and programs.

NOW, THEREFORE, BE IT RESOLVED that the City Council finds as follows:

- That the Building Code related permit/inspection fees attached hereto as Exhibit A are approved; and
- All resolutions or parts of resolutions in conflict herewith are repealed insofar as such conflict may exist; and
- This resolution shall be published one time in the "Lodi News-Sentinel," a daily newspaper of general circulation printed and published in the City of Lodi, and shall be in force and take effect on July 1, 2006.

Dated March 4, 2009

I hereby certify that Resolution NO. 2009-25 was passed and adopted by the City Council of City of Lodi in a regular meeting held March 4, 2009, by the following vote

AYES: COUNCIL MEMBERS- Johnson, Katzakian, Mounce and Mayor Hansen
NOES: COUNCIL MEMBERS- Hitchcock
ABSENT: COUNCIL MEMBERS- None
ABSTAIN: COUNCIL MEMBERS- None

RANDY JOHNSON
City Clerk 2009-25

BUILDING FEES COLLECTED AT PERMIT ISSUANCE
CITY OF LODI, COMMUNITY DEVELOPMENT DEPARTMENT, 221 W. PINE ST., LODI, CA 95240
PHONE: (209) 333-6714 FAX (209) 333-6642
EXHIBIT A

Building Permit Fee	Table 1A (page 3)
Building Plan Check Fee	60% of building permit fee Table 1A
Plumbing	Miscellaneous Table 1-1 (page 5)
Electrical	Miscellaneous Table 3-A (page 7)
Mechanical	Miscellaneous Table 1-A (page 9)
Disabled Access	10% of building permit fee
Energy	10% residential and 10% non-residential
Plan Maintenance	10% of building permit fee (non-residential only)
Strong Motion Inst. Fee	Valuation x 0.0001
Fire Inspection	25% of building permit fee
Fire Plan Check	25% of building plan review fee

BUILDING PERMIT FEES - TABLE NO. 1-A
TOTAL VALUATION FEES The building permit fees for new construction include Mechanical, Plumbing, and Electrical. There is a 20 percent reduction in value if the building is a shell.

\$1.00 to \$500	\$50.00
\$501 to \$2,000	\$96.00 for the first \$500 plus \$7.13 each additional \$100 or fraction thereof, to and including \$2,000
\$2,001 to \$25,000	\$203.00 for the first \$2,000 plus \$21.86 for each additional thousand or fraction thereof, to and including \$25,000
\$25,001 to \$50,000	\$706.00 for the first \$25,000 plus \$15.44 for each additional thousand or fraction thereof, to and including \$50,000
\$50,001 to \$100,000	\$1,092.00 for the first \$50,000 plus \$3.84 for each additional thousand or fraction thereof, to and including \$100,000
\$100,001 to \$500,000	\$1,284.00 for the first \$100,000 plus \$10.54 for each additional thousand or fraction thereof, to and including \$500,000
\$500,001 to \$1,000,000	\$5,502.00 for the first \$500,000 plus \$4.63 for each additional thousand or fraction thereof, to and including \$1,000,000
\$1,000,001 and up	\$7,817.00 for the first \$1,000,000 plus \$3.15 for each additional thousand or fraction thereof

OTHER INSPECTION FEES AND REFUNDS:

- Inspections outside of normal business hours (Minimum charge - 3 hours) \$203.00 per hour
- Reinspection fee assessed under provision of Section 108.8 \$135.00 each
- Inspection for which no fee is specifically indicated \$135.00 per hour
- Additional plan review required by changes, additions, or revisions to approved plans (Minimum charge - one half hour) \$135.00 per hour
- Special inspections required by owners, real estate agencies, or loan agencies to determine compliance to the Building Code in effect at the time of construction:

- First hour \$135.00
- Each additional hour \$68.00
- Refunds on all permits shall be subject to an administrative processing fee \$35.00
- Board of Appeals Fee \$250.00
- Demolition Permit \$135.00
- Manufactured Home, Commercial Coach \$583.00 Set fee
- Maintenance of Building Plans: Fees to comply with Section 19850, Part 7 of the Health and Safety Code of the State of California. All new non-residential building plans, except agricultural buildings: Ten percent (10%) of the building permit fee.
- Disabled Access Surcharge: Multi-family residential disabled access surcharge shall be ten percent (10%) of the building permit fee.
- Energy Compliance Surcharge: Residential energy compliance surcharge shall be ten percent (10%) of the building permit fee. Commercial energy compliance surcharge shall be ten percent (10%) of the building permit fee.
- Plan Checking Fees: The plan checking fees for all buildings shall be sixty percent (60%) of the building permit fee, as set forth in this schedule.
- Re-Root Residential \$290.00 set fee
- Re-Root Commercial \$370.00 set fee
- Pool \$840.00 set fee
- Pool & spa \$910.00 set fee
- Spa \$455.00 set fee
- Water heater \$25.00
- Reinstatement Fee: if permit is not finalized within two-year period, the reinstatement fee varies according to how complete the project is. The following Schedule shall be followed for reinstatement fees. Passed Foundation inspection: 75% of original building permit fee.
- Passed frame inspection: 50% of original building permit fee.
- Passed drywall inspection: 25% of original building permit fee
- Temporary Certificate of Occupancy \$270.00
- Permit Extension \$195.00
- Authorization to Canned Inspection \$135.00
- Certificate of Occupancy issued With an Authorization to connect. \$66.00

PLUMBING PERMIT FEES. TABLE NO. 1-1

For issuing each permit \$88.00

- In addition:
- For each plumbing fixture or trap or set of fixtures and one trap (including water, drainage piping, and backflow protection therefore) \$5.00
 - For each building sewer \$10.00
 - Solar Heaters \$15.00
 - Rainwater systems-per drain \$5.00
 - For each fire hydrant (first one) \$170.00
 - (each additional) \$45.00
 - For each private sewage disposal system \$25.00
 - For each heater and/or vent \$5.00
 - For each gas piping system of one (1) to live (5) outlets \$7.00
 - For each gas piping system of six (6) or more per outlet \$2.00
 - For each industrial waste pre-treatment interceptor, including its trap and vent, excepting kitchen-type grease interceptors functioning as fixtures traps \$30.00
 - For installation, alteration or repair of water piping and/or water treating equipment \$7.00
 - For repair or alteration of drainage or vent piping \$7.00
 - For each lawn sprinkler system on any one meter, including backflow protection devices therefore \$7.00
 - For vacuum breakers or backflow protective devices on tanks, vats, etc. or floor installation on plumbing fixtures including necessary water piping: One (1) to five (5) \$7.00
 - Over five (5), each \$1.50
 - Gasoline storage tanks \$30.00
 - Fire sprinkler systems shall be based on value charged according to the fee schedule of Section 15.04.030 of the Code of the City of Lodi
 - Gas piping pressure test (PG&E) \$15.00

OTHER INSPECTION FEES AND REFUNDS:

- Inspections outside of normal business hours (Minimum charge - 3 hours) \$203.00 per hour
- Reinspection fee \$135.00 per hour
- Inspections for which no fee is specifically indicated \$135.00 per hour
- Additional plan review required by the Building Official (Minimum charge - one-half hour) \$135.00 per hour
- Refunds on all permits shall be subject to a \$35.00 administrative processing fee \$35.00

ELECTRICAL PERMIT FEES - TABLE NO. 3-A

- For issuing permits, a fee shall be paid for issuing each permit in addition to all other charges specified in this section \$68.00
- For wiring outlets at which current is used or Controlled \$1.00
- For fixtures, sockets, or other lamp holding devices less than eighteen inches apart \$1.00
- For each live feet or fraction thereof multi-outlet assembly \$1.00
- For electric discharge lighting fixtures \$2.00
- Mercury vapor lamps and equipment \$2.00
- Heaters \$4.00
- X-ray machines \$5.00
- Swimming pools \$30.00
- Electric ranges, range top and ovens, clothes dryers, water heaters \$5.00
- For fixed motors, transformers, welder, rectifier, air conditioners and other misc. equipment or appliances shall be that given in the following table for the rating thereof:
Up to and including 1 hp \$5.00
Over 1 and not over 5 \$7.00
Over 5 and not over 20 \$10.00
Over 20 and not over 50 \$15.00
Over 50 and not over 100 \$20.00
Over 100 - Each motor per hp \$0.20
- For any equipment or appliance containing more than one motor or other current consuming components in addition to the motor or motors, the combined electrical ratings, converted to KVA of all shall be used to determine the fee; for the purposed of this subsection one H.P. or one KW is equivalent to one KVA.
- The fees for a change of location or replacement of equipment on the same premises shall be the same as that for a new installation. However, no fees shall be required for moving any temporary construction motor from one place to another on the same site during the time of actual construction work after a permit has once been obtained.
- For switchboards the fees for installing, changing, replacing, relocating, or reinstalling a switchboard, or for additions to an existing switch-board shall be as follows:
a) 600 volts and less
First switchboard section \$20.00
Each additional section \$10.00
b) Over 600 volts
Each additional section \$30.00
\$15.00
- For distribution panels the fee for each distribution panel, panel board, or motor control panel that is installed, changed, replaced, relocated or reinstalled \$10.00
- For service installations, the installation of each set of service conductors an equipment, including changing, replacing or relocating existing service equipment, the fees shall be as Shown in the following table
Type of Service Under 600 Volts (Including One Meter)
0 to 100 Amperes \$10.00
101 to 200 Amperes \$20.00
201 to 500 Amperes \$30.00
501 to 1200 Amperes \$40.00
Over 1200 Amperes \$75.00
All services over 600 volts \$75.00
For each additional meter \$2.00
- Signs \$15.00 each
- Signs \$20.00
- Inspections of damaged service

OTHER INSPECTION FEES AND REFUNDS

- Inspections outside of normal business hours (Minimum charge - 3 hours) \$203.00 per hour
- Reinspection fee \$135.00
- Inspections for which no fee is specifically indicated \$135.00 per hour
- Additional plan review required by changes, additions or revisions to approved plans (Minimum charge - one-half hour) \$135.00 per hour
- Refunds on all permits shall be subject to a \$35.00 administrative processing fee \$35.00

MECHANICAL PERMIT FEES. TABLE NO. 1-A

- For the issuance of each permit \$68.00
- For the installation or relocation of each forced-air or gravity-type furnace or burner including ducts and vents attached

